



**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
FEBRUARY 11, 2020  
10:30 A.M.**

CITY OF FORT LAUDERDALE

**Staff Present:**

Mary Allman, Administrative Assistant  
Christina Chaney, Administrative Assistant  
Deanna Bojman, Administrative Assistant  
Francyne Webber, Administrative Assistant  
Yvette Ketor, administrative Assistant  
Tasha Williams, Administrative Assistant  
Victoria Mack, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney

**Respondents and witnesses**

CE12040536: Jordan Schiegner, owner  
CE18110490: Szymon Kowalski, owner; Morgane Nonn-Brossard, owner  
CE18061104; CE18030794: Matthew Slowik, attorney  
CE17052136: Guy Weissmann, managing member  
CE19021646: Vinicius Adam, attorney; Joanna Colaferi, owner  
CE18052453; CE18052037; CE18052041; CE18052043; CE18052037; CE18060015; CE18060068; CE18052035:  
Samantha Gamero, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 10:30 A.M.

**Lien Reduction Hearings**

The following eight cases for the same owner were heard together:

**Case: CE18052453**

4040 GALT OCEAN DR #202  
SAMANTHA GAMERIO

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien amount was \$66,000 and City administrative costs totaled \$736.46. The applicant had offered \$736.46 and the City was requesting \$3,300.

Samantha Gamero, owner, requested a reduction to \$736.46. She said she had not understood the citation and she had seen many City employees regarding how to comply. She stated she had attending hearings and requested extensions. Ms. Flynn noted that it had taken a year for Ms. Gamero to submit the applications and asked her if she had kept renting the units. Ms. Gamero said she had sometimes kept renting the units and repeated that she did not understand how to address the violation.

Ms. Flynn reduced the lien amount to \$2,000 payable within 180 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18052037**

4040 GALT OCEAN DR #204  
SAMANTHA GAMERIO

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien amount was \$66,000 and City administrative costs totaled \$684.64. The applicant had offered \$684.64 and the City was requesting \$3,300.

Ms. Flynn reduced the lien amount to \$2,000 payable within 180 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18052041**  
4040 GALT OCEAN DR #222  
SAMANTHA GAMERIO

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien amount was \$66,000 and City administrative costs totaled \$555.64. The applicant had offered \$555.64 and the City was requesting \$3,300.

Ms. Gamero stated she had not rented this unit while going through the certification process.

Ms. Flynn reduced the lien amount to \$1,700 payable within 180 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18052043**  
4040 GALT OCEAN DR #308  
SAMANTHA GAMERIO

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien amount was \$29,500 and City administrative costs totaled \$412.30. The applicant had offered \$412.30 and the City was requesting \$2,950.

Ms. Flynn reduced the lien amount to \$1,000 payable within 180 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18052246**  
4040 GALT OCEAN DR #327  
SAMANTHA GAMERIO

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien amount was \$66,000 and City administrative costs totaled \$506.46. The applicant had offered \$560.46 and the City was requesting \$3,300.

Ms. Gamero stated she had not rented this unit while going through the certification process.

Ms. Flynn reduced the lien amount to \$1,700 payable within 180 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18060015**  
4040 GALT OCEAN DR #807  
SAMANTHA GAMERIO

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien amount was \$66,000 and City administrative costs totaled \$690.46. The applicant had offered \$690.46 and the City was requesting \$3,300.

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Ms. Flynn reduced the lien amount to \$2,000 payable within 180 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18060068**

4040 GALT OCEAN DR #908

SAMANTHA GAMERIO

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien amount was \$66,000 and City administrative costs totaled \$644.46. The applicant had offered \$644.46 and the City was requesting \$3,300.

Ms. Flynn reduced the lien amount to \$2,000 payable within 180 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18052035**

4040 GALT OCEAN DR #1103

SAMANTHA GAMERIO

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien amount was \$66,000 and City administrative costs totaled \$644.46. The applicant had offered \$644.46 and the City was requesting \$3,300.

Ms. Flynn reduced the lien amount to \$2,000 payable within 180 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same owner were heard together:

**Case: CE18030794**

612 NW 16 ST

MATTHEW SLOWIK, ESQ.

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien amount was \$32,200 and City administrative costs totaled \$1,055.28. The applicant had offered \$2,250.

Matthew Slowik, attorney, agreed to pay \$2,250.

Ms. Flynn reduced the lien amount to \$2,250 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18061104**

612 NW 16 ST

MATTHEW SLOWIK, ESQ

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien amount was \$6,225 and City administrative costs totaled \$1,086. The applicant had offered \$500.

Matthew Slowik, attorney, agreed to pay \$500.

Ms. Flynn reduced the lien amount to \$500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE17052136**

1064 CAROLINA AVE

GUY WEISSMAN, MANAGING MEMBER

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien

amount was \$28,650 and City administrative costs totaled \$1,199.64. The applicant had offered \$1.00 and the City was requesting \$1,500.

Guy Weissmann, managing member, stated funds had not been put in escrow to cover the fines when they purchased the property. When they were aware of this violation, they had acted to comply. Mr. Weissmann displayed photos of the property before they had complied the violations to illustrate all of the work they had done. Ms. Flynn appreciated Mr. Weissmann's diligence, but noted how much time the City had put into the case.

Ms. Flynn reduced the lien amount to \$1,500 payable within 180 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE12040536**

420 SE 19 ST  
SCHIEGNER, JORDAN

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien amount was \$2,975 and City administrative costs totaled \$1,015.64. The applicant had offered \$300 and the City was requesting \$1,575.

Jordan Schiegner, owner, said it had taken time for the property to go through two owners after it was cited for the violations. He stated no money had been put in escrow for the lien.

Ms. Flynn reduced the lien amount to \$1,575 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE19021646**

1604 SE 2 CT  
LUCIANO BONALDO

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien amount was \$45,000 and City administrative costs totaled \$297.64. The applicant had offered \$297.64 and the City was requesting \$6,750.

Vinicius Adam, attorney, said the notice had been delivered to a neighbor, who notified the owner. He explained that there had been a bit of a gap in time when the application processors were on vacation. He stated they had been told that the fine would stop accruing as of the date they submitted their application but this was not so. He pointed out that Airbnb had been collecting the tourist development taxes and providing them to City all along. Mr. Adams said as soon as they were aware of the violations they had stopped renting the property. He requested a reduction to administrative costs of \$297.64.

Ms. Flynn reduced the lien amount to \$1,400 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18110490**

513 SW 13 ST  
KOWALSKI, SZYMON

Notice was mailed to the owner via first class mail on 1/30/2020. Deanna Bojman, Presenter, testified that the lien amount was \$37,750 and City administrative costs totaled \$555.64. The applicant had offered \$1,500 and the City was requesting \$5,663.

Szymon Kowalski, owner, said the violation notice had been sent to the property in December when no one was occupying the house. When the second notification was received, the fines had already begun to accrue. He stated he did not have a property manager who would forward mail to them.

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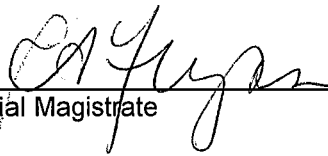
Ms. Flynn reduced the lien amount to \$1,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Respondent Non-Appearence**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 10:41 A.M.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:  
  
\_\_\_\_\_  
Clerk, Special Magistrate